



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: April 10, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Absent: Jill R. Myers, Clerk

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of March 6, 2003

The Planning Board approved the Minutes of March 6, 2003 as submitted, with the following change: Page 3, under 8:25 P.M. – Old Mill Realty Trust – last line: change 23 lots to 23 units.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

7:05 P.M. Wetherburn Heights, Definitive Subdivision Plan
Continued Public Hearing (from March 6, 2003)
(Decision Deadline: April 18, 2003)

Mr. Gordon read a faxed letter dated April 10, 2003, from Abu Construction asking for a continuance for Wetherburn Heights. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to May 1, 2003, at 8:05 P.M.

7:20 P.M. Howe Road, Definitive Plan for an Existing Private Undeveloped Road
Continued Public Hearing (from March 6, 2003)
(Decision Deadline: March 30, 2003)

Mr. Gordon read a faxed letter dated April 10, 2003, from J.M. Greanier Associates asking for a continuance for Howe Road. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to May 1, 2003, at 8:20 P.M.

7:35 P.M. Minna Terrace – Senior Housing, Site Plan Approval/Special Permit
Continued Public Hearing (from March 6, 2003)
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)

Mr. Gordon read a faxed letter dated April 9, 2003, from Iqbal Ali, asking for a continuance for Minna Terrace. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to May 1, 2003, at 7:35 P.M.

7:50 P.M. Summit Ridge Estates, Definitive Subdivision Plan
Continued Public Hearing (from March 6, 2003)
(Decision Deadline: May 16, 2003)

Attending the hearing were Attorney George Kiritsy, Cle Blair, Jr. – the developer, Paul Grazewicz from Graz Engineering. David Parmenter – the builder, Mike Maglio, from MS Transportation, and Kierhm McGhee – from Attorney Kiritsy's office who worked with the traffic engineering firm.

Mr. Gordon explained that Summit Ridge would be presenting before a three-member board, as Ms. Myers is absent, and Mr. Capalbo did not sit at the original meetings. Mr. Blair asked for a continued hearing, but asked if they could have an informal hearing, as there were residents in attendance, and may be they could get some questions answered. The Board agreed to allow the informal hearing.

Attorney Kiritsy said he has tried to reach Leading Edge for Gulfview since their meeting in Engineering and after several calls, they still have not heard from them. He said, regardless of Gulfview's involvement in the off-site improvements, Summit Ridge remains committed to the Town to do any off-site improvements.

Lynn Roy, 119 Gulf Street, expressed concern for the impact the Gulf Street widening will have on her driveway and the safety of the kids, and moving her mini van around. She asked if the street could be reconfigured. Mike Maglio said the reason the road ended up being reconfigured on that one side of the street is because on the other side of the street they would have to go beyond the right-of-way and there may be some eminent domain takings needed which they are not authorized to do in Shrewsbury and the town doesn't want them to go into that for improvements.

Abigail Kerrigan, 115 Gulf Street, asked if when improvements are done, could something be proposed to keep water from coming across their yards, coming down Gulf Street. Mr. Maglio and Mr. Parmenter both said that there have been some drainage adjustments to help with the water flow.

Mr. Blair said he would be happy to meet with the neighbors to look at the street.

Mr. Gordon continued the hearing to May 1, 2003, at 8:35 P.M.

8:05 P.M. Performance Cycles, Site Plan Approval, Site Modification
Public Hearing
(Decision Deadline: 65 days from close of hearing)

Attending the hearing were Attorney Richard Ricker, Bruce Saluk – the engineer from Bruce Saluk & Associates, and Philip Harter – the owner of Performance Cycles.

Attorney Ricker said they are looking to put on an addition, which is to be two levels – the lower level for parts and the upper level for retail.

Mr. Saluk listed some of the proposed work as follows:

- 1) the addition will give approximately a 67% increase in the floor area;
- 2) additional parking proposed on the west side;
- 3) reconfiguring will allow for increased parking;
- 4) drainage improvements – propose sub-service drain system, add catch basin, etc.;
- 5) some increase in impervious area;
- 6) adding hydrant;
- 7) 280 feet of guardrails;
- 8) move sign;
- 9) trash enclosure added;
- 10) will be asking for waivers.

Mr. Capalbo said his initial concern was the parking right at the entrance. Attorney Ricker said they had some discussion of having employees parking there.

Mr. Rodolakis commented to adjust the lighting so that there might be more indication of the quick-approaching entrance.

Mr. Gordon listed the following issues which he felt needed to be looked at and addressed::

- 1) striping at the entrance should be discussed with Mass. Highway;
- 2) go to Zoning Board of Appeals for entrance sign and/or lighting;
- 3) are there oil separators;
- 4) maintenance program for oil separators? Mr. Saluk said there was.
- 5) lighting – Town uses State by-laws for lighting;
- 6) consider additional lighting in the back of property. Mr. Saluk proposed 5 new building lights and increased amperage to 400 watts.
- 7) consider timer for lights;
- 8) asked why a liner in the detention basin;

Warren Gibson, 51 Lebeaux Drive, expressed the following concerns:

- 1) the lighting;
- 2) any blasting they might need to do;
- 3) increased noise.

Mr. Harter said there could be some increase in noise, but feels that being down below the ledge should help. Attorney Ricker said the lights will be on timers, and said the blasting is strictly regulated, but they would be trying to hammer first.

Mr. Gordon closed the hearing stating the following issues to be addressed:

- 1) the lighting of the sight;
- 2) the 1st two spaces will be reserved;
- 3) call Mass. Highway for striping;
- 4) lighting for the front of the building;
- 5) consider an “enter” sign.

8:20 P.M. Silver Gate Farm, Definitive Subdivision Plan
Public Hearing
(Decision Deadline: August 1, 2003)

Attending the hearing were June Tomaiolo and Matt Tomaiolo – the developers, and John Grenier – the engineer. Mr. Gordon advised of the three member board, with Ms. Myers not in attendance and Mr. Rodolakis abstaining due to possible conflict of interest. Mrs. Tomaiolo said they want to go ahead with the hearing.

Mr. Grenier said they are proposing 250 foot cul-de-sac. He said they are maintaining the existing house, separate it out, and develop four lots. He said the houses as shown on the plan is the exact proposed footprint for house placement.

Mr. Grenier said they are requesting the following waivers:

- 1) reduction in width of right-of-way from 50 feet to 40 feet;
- 2) reduction of paved roadway width from 26 feet to 24 feet;
- 3) reduction of paved turn-around from 100 feet to 80 feet (R.O.W. from 120 feet to 100 feet);
- 4) reduction of sidewalks from two side of roadway to one side.

Mr. Gordon asked about maximizing the project. Mrs. Tomaiolo said they didn’t want to do that, but said if they took the existing house down, they could get almost nine homes in there.

Mr. Capalbo asked about Engineering’s comments on waivers. Mrs. Tomaiolo said, on the right-of-way, they were asking for this waiver because of the size of the development and it is in keeping with Beverly Road and the fact that the area is surrounded by power lines. The waiver for the 80 foot turn-around is for the same basic reasons. She said, regarding the request for the sidewalk on one side of the street, is because the subdivision will not be expanded.

Robert Troiano, 27 Selina Street, expressed the following concerns:

- 1) the direction of the drainage;
- 2) reflagging of the wetland line.

James Cunavelis, 97 Elm Street, expressed the following concerns:

- 1) the size of the homes being too large for the area;
- 2) having sidewalks on Elm Street;
- 3) location of the driveways.

James Birnie, Sr., 178 Old Mill Road, asked if a fire truck could turn around in the proposed cul-de-sac. Mr. Grenier said yes.

Mr. Gordon continued the hearing to May 1, 2003, at 7:50 P.M.

8:35 P.M. Ashford Crossing, Residential Development, Site Plan Review
Public Hearing
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)

Mr. Gordon said the hearing for Ashford Crossing is postponed to May 1, 2003, at 7:05 P.M.

8:35 P.M. Ashford Crossing, Clubhouse, Site Plan Review
Public Hearing
(Decision Deadline: 65 days from close of hearing)

Mr. Gordon said the hearing for Ashford Crossing is postponed to May 1, 2003, at 7:05 P.M.

8:50 P.M. Wood Street, Preliminary Plan for an Existing Private Undeveloped Road
Public Hearing
(Decision Deadline: May 4, 2003)

Attending the hearing was Anthony Montanari. He said basically what he is trying to do is extend the sewer and pave the road for a single family home.

Frank Battista, 71 Harrington Avenue, said he has not plans to develop, but if he goes to sell, he can not say what they would want to do. He said he has a surveyor coming in.

John Scirpoli, 30 Commonwealth Avenue, said the property owners there should all work together when developing this area. Mr. Gordon said an arrangement with neighbors in writing would be okay and this could be put in the Decision.

Mr. Rodolakis commented that they need to check out the common easement and go from there.

Mr. Perreault said he would like Engineering's questions addressed.

Mr. Gordon closed the hearing subject to the applicant working with the Town's Engineering Department and neighbors to come to a satisfactory resolution related to the extension of Wood Street.

4. New Business

a. Chapter 40B and Affordable Housing Summit

The Board noted the letter from the Town Manager and noted they have no 40B's in front of them at this time.

4. New Business (con'td)

b. Shannon's Woods, Detention Basin, Lot Release

The Board voted the lot release for lots 1 and 5 at Shannon's Woods.

c. Open Space and Street Acceptance for May Annual Town Meeting

The Board noted the current list of open space and streets to be voted for acceptance at the Annual Town Meeting. Mr. Gordon said the Board will review, vote, and make their recommendation to Town Meeting, at their May 1st meeting.

d. Nations Rent, 800 Hartford Turnpike

David Williams – the Site Manager, and Attorney Richard Ricker attended the meeting. Attorney Ricker said Enterprise had signed an agreement to occupy one of the buildings (actually it was the building to be demolished). Attorney Ricker said, at that time, they had wanted three accesses/egresses, but the Board wanted two, and told them to go to Mass. Highway. He said Mass. Highway also wanted two accesses/egresses, and also added an acceleration lane.

Attorney said the changes on the plan are the lining up of parking spaces because an area was closed off, the adding of parking spaces and they want to move the sign. He said the placement of the sign is going to the Zoning Board of Appeals. Attorney Ricker said they are asking if they would need a modification hearing or would the Board deem the changes minor.

Mr. Rodolakis suggested they get an accident report for this area from the police.

Mr. Gordon asked about the building that is still up and was proposed to be demolished. Attorney Ricker said they have allowed the tenant to stay, as they are looking for a place to go. He said they have been given notice and they will be moving. Mr. Gordon asked that a letter be written to Town stating that the building is coming down.

The Board voted the change as a minor change stating changes can be done without doing a modification filing. The Board voted also voted that letters should be submitted to Engineering stating that the building will be demolished and regarding a traffic accident report.

5. Old Business

a. Decision for Flagg Road, Preliminary Subdivision

The Board voted to approve the Decision as written for Flagg Road Preliminary Subdivision.

5. Old Business (cont'd)

b. Decision for Liberty Assembly of God, Site Plan Modification

The Board voted the Decision as written for Liberty Assembly of God Site Plan Modification.

6. Correspondence

7. Miscellaneous

- a.** Mr. Gordon said he would like Mr. Perreault to call BSC Group, and ask them to come in for a public hearing at the June 5, 2003 meeting, to discuss the status at Boston Hill, as their timeframe for the decision will expire in June. He said the Board would need to decide to extend the time or ask for a new filing.
- b.** Mr. Gordon asked Engineering to check the condition of the road on Spring Street, in the area of Park Grove Subdivision, and make a report to the Board at the May meeting. Mr. Perreault said they would do this.

The meeting adjourned at 10:15 P.M.

Respectfully Submitted,

Annette W. Rebovich